

Aldreds
Estate Agents

2 Alder Avenue, Martham, Great Yarmouth, NR29 4FA

£325,000

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2 Alder Avenue

Martham, Great Yarmouth, NR29 4FA

- Spacious Link-detached Bungalow
- En Suite to Master
- Modern Fitted Kitchen
- Driveway & Garage
- Popular Broadland Village
- Three Bedrooms
- Spacious Lounge / Dining Room
- Under Floor Heating via Air Source Heat Pump
- Nicely Enclosed Rear Garden
- No Onward Chain



Aldreds are pleased to offer this spacious three bedroom link-detached bungalow, situated in a desirable development within the popular Broadland village of Martham. Constructed in 2015 by Cripps Builders. This well appointed property offers accommodation including an entrance hall, 'L' shaped lounge/diner, kitchen, three bedrooms, master ensuite, and bathroom.

The property offers uPVC sealed unit double glazed windows, under floor heating via an air source heat pump, driveway parking, garage and nicely enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended.





Entance Hall

Part-obscure glazed entrance door, loft access, airing cupboard housing pressurised hot water cylinder, controls for under-floor heating, thermostat, power points, doors leading off

Lounge / Dining Room 21'3" max reducing to 12'7" x 15'1" max reducing t (6.50m max reducing to 3.86m x 4.61m max reducing t)

A spacious 'L' shaped room with window and glazed sliding doors facing the rear garden, power points, television point, telephone point, thermostat control for under-floor heating

Kitchen 10'11" x 8'3" (3.34m x 2.54m)

Window to side aspect, part-glazed door to side a range of fitted kitchen units, with rolled edge work surface and tiled splashback, stainless steel sink drainer with monobloc tap, integrated electric oven, ceramic hob, stainless steel chimney style extractor, dishwasher and fridge/freezer. Thermostat for under-floor heating.



Bedroom 1 12'7" reducing to 9'10" x 10'4" (3.85m reducing to 3m x 3.17m)

Window to front aspect, built-in wardrobe, thermostat control for under floor heating, power points, television point, door giving access to

Ensuite shower room 6'9" x 5'0" (2.06 x 1.52 (2.07 x 1.53))

Side facing obscure glazed window, low level WC, tiled shower cubicle, pedestal hand wash basin with tiled splashback, inset LED ceiling lighting, ventilation, illuminated mirror

Bedroom 2 12'7" x 8'7" increasing to 10'9" (3.85m x 2.64m increasing to 3.28m)

Window to front aspect, built-in wardrobe, power points, television point, thermostat for under-floor heating, telephone point

Bedroom 3 10'1" x 8'11" (3.09m x 2.72m)

Window to side aspect, power points, telephone point, television point, thermostat control

Directions

On arriving in the village of Martham on the Rollesby Road, turn right at the 'T' junction with Repps Road, continue through the centre of the village passing through The Green, turn right heading towards Hemsby, turn right into Hall Road, turn right into Walnut Tree Avenue, continue as the road bears to the left, turn right into Sycamore Avenue, then right into Alder Avenue, where the property can be found a short way along on the lefthand side.



Bathroom 5'10" x 7'7" (1.78 x 2.31)
Side facing obscure glazed window, white suite comprising low level WC, pedestal hand wash basin with tiled splashback, panelled bath with tiled surround, shower attachment over and shower screen, inset LED ceiling lighting, ventilation, illuminated mirror, thermostat.

Outside
The property is located in a desirable position with vehicular access via a brickweave driveway, extending to the side of the property leading onto garage. There's a nicely enclosed rear garden, mainly paved and shingled with mature fruit tree planting, an area of artificial grass, pond, and close board panelled fencing to boundaries.

Garage 19'6" x 9'10" (5.96m x 3m)
Front facing roller door, rear service door, power and lighting

Tenure
Freehold.

Services
Mains water, electricity, drainage.

Council Tax
Great Yarmouth Borough Council. Band 'C'

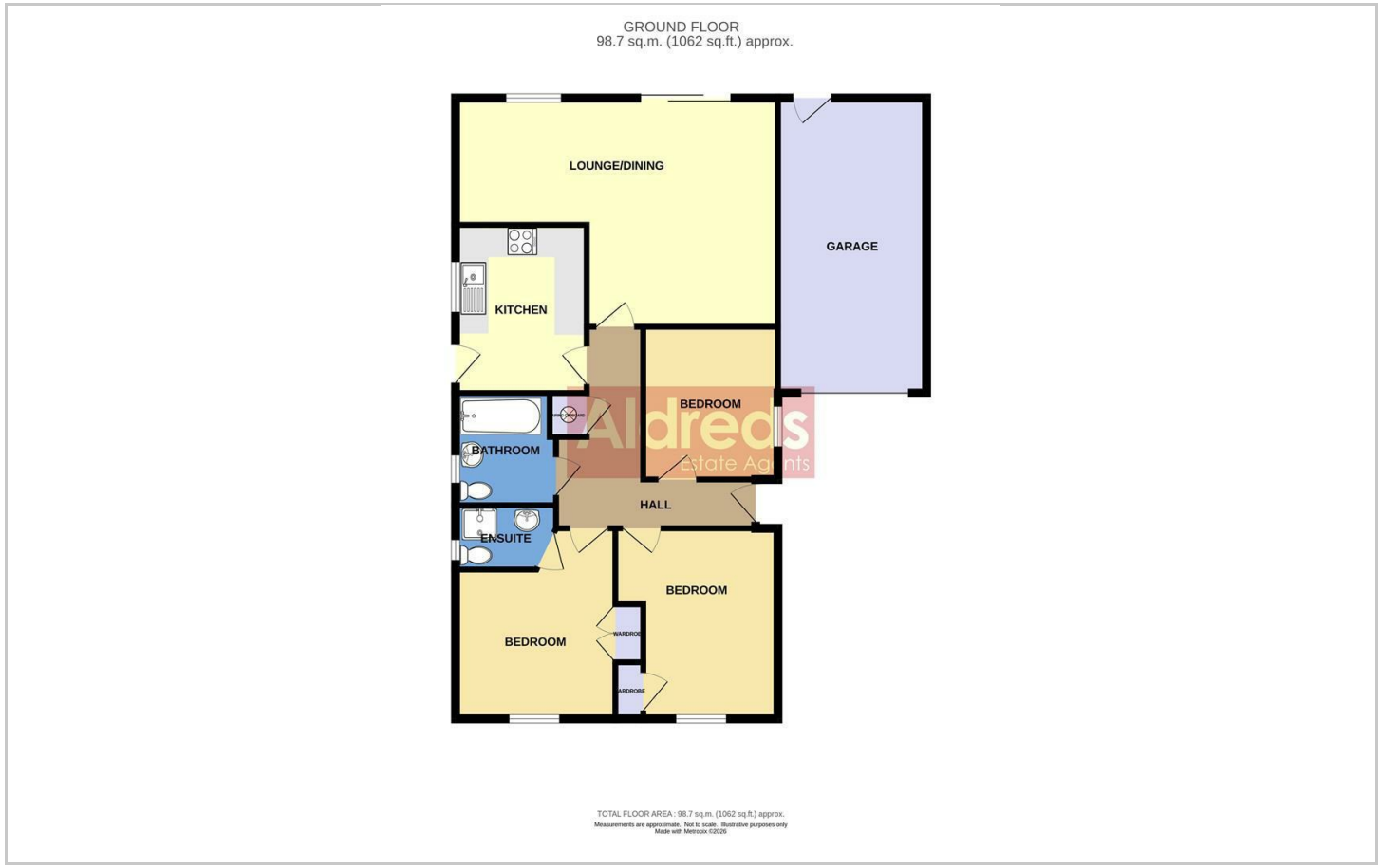
Location
Martham is a large, pretty village just 9 miles north of Great Yarmouth. The village retains part of its traditional charm with a village green and pond, and lies partly in the Norfolk Broads National Park with one of its boundaries being the upper reaches to the River Thurne - a world famous fishing location. The village offers a wealth of local amenities including shops, pubs, restaurants, doctors surgery, schooling and library. Regular bus links provide access to Great Yarmouth. Visitors and locals play host to events such as the Beer Festival, Scarecrow Festival and Carnival during summer months.

Reference
PJL/S10104

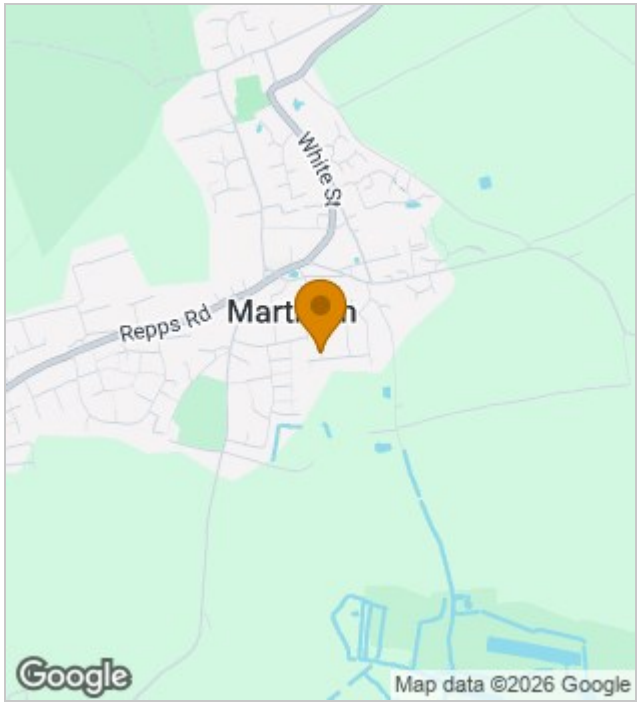




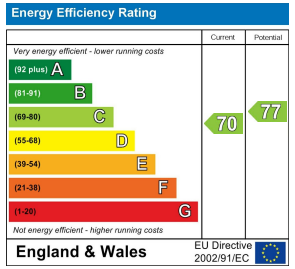
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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